

PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY

AGENDA



Meeting Date: Tuesday December 18, 2018

Time: 6:00 p.m.

**Location: Council Chambers, 21000 Hacienda Blvd.
California City, CA 93505**

If you need special assistance to participate in this meeting, please contact the Planning Secretary's office at (760) 373-7141. Notification of 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

NOTE: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda is available for public inspection in the City Clerk's office at City Hall located at 21000 Hacienda Blvd, California City, Ca during normal business hours, except such documents that relate to closed session items or which are otherwise exempt from disclosure under applicable laws. These writings are also available for review in the public access binder in the Council Chambers at the time of the meeting.

LATE COMMUNICATIONS: Following the posting of the agenda any emails, writings or documents that the public would like to submit to the Commission must be received by the Recording Secretary no later than 3:00 p.m. the Monday prior to the meeting. Past that deadline citizens may bring these items directly to the meeting. Please bring 10 copies for distribution to Commission, staff and the public.

****At this time, please take a moment to turn off your cell phones****

CALL TO ORDER

PLEDGE OF ALLEGIANCE / INVOCATION

ROLL CALL

Chair Creighton, Vice Chair Elmes, Commissioners; Hogan, Trumble, Wall

ADOPT AGENDA

PLANNING SECRETARY REPORTS / LATE COMMUNICATIONS

STAFF ANNOUNCEMENTS / REPORTS

PUBLIC COMMENTS

Members of the public are welcome to address the Planning Commission only on those items that are not on the agenda. Each member of the public will be given three minutes to speak.

CONSENT CALENDAR

None

PUBLIC HEARING

Public Hearing: Zone Change 18-08 | General Plan Amendment GPA 18-08

Applicant: Growth National Investment Group LLC – Von Braun, Attention: Mark Yousif, represented by Brian Glidden of Arrow Engineering.

Description: Public Hearing to consider a request to rezone and amend the General Plan for ONE parcel (APN 216-114-01) in California City to consider a Zone Change (ZC 18-08) from C-2 to M-1 and General Plan Amendment (GPA 18-08) from Commercial to Light Industrial to accommodate cannabis industries on behalf of Growth National Investment Group – Von Braun.

The property is located south of Ley Place, between Von Braun Way, LOT 533 OF TRACT NO. 2528, IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JULY 28, 1961 IN BOOK 12, PAGES 35 THROUGH 43, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This project meets the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and is determined to be exempt pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment.

PUBLIC HEARING PROCEDURE

- A. Chairman reads the item
- B. Chairman declares Public Hearing open
- C. Hear Staff Report
- D. Commission questions only
- E. Ask Secretary to report on any communication(s)
- F. Chairman calls for Public Testimony
- G. Close Public Hearing by motion
- H. Commission Discussion
- I. Commission motion and vote

Recommendation: Conduct the public hearing, take public testimony, and adopt Planning Commission Resolution No PC 12-18-2018 ZC 18-08 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY ADOPT ZONE CHANGE ZC 18-08 AND GENERAL PLAN AMENDMENT GP 18-08 TO CHANGE THE GENERAL PLAN DESIGNATION FOR ONE PARCEL (APN 216-114-01) IN CALIFORNIA CITY TO CONSIDER A ZONE CHANGE (ZC 18-08), FROM C-2 TO M-1 AND GENERAL PLAN AMENDMENT (GPA 18-08) FROM COMMERCIAL TO LIGHT INDUSTRIAL TO ACCOMMODATE CANNABIS INDUSTRIES ON BEHALF OF GROWTH NATIONAL INVESTMENT GROUP – VON BRAUN.

CONTINUED BUSINESS:

None

DISCUSSION ITEM:

Staff Presentation and Planning Commission discussion in response to direction from Planning Commission on 12/04/18 regarding the feasibility of the City concurrently initiating rezoning several parcels to M-1 where appropriate.

PLANNING COMMISSION AGENDA

This portion of the meeting is reserved for planning commission members to present information, announcements, and items that have come to their attention. The Brown Act precludes Council, staff or public discussion. Short staff responses are appropriate. The Commission will take no formal action. The Commissioner may request the City Planner to calendar an item for consideration at a future meeting, or refer an item to staff.

Commissioner Trumble
Commissioner Hogan
Commissioner Wall
Vice Chairman Elmes
Chairman Creighton

ADJOURNMENT

AFFIDAVIT OF POSTING: This agenda was posted on all official City bulletin boards, the City's website and agenda packets were completely accessible to the public at City Hall at least 72 hours prior to the Planning Commission Meeting.

PUBLIC HEARING



ZONE CHANGE & GENERAL PLAN AMENDMENT 18-08

| ZC 18-08 | GPA 18-08 |



DECEMBER 18, 2018
CITY OF CALIFORNIA CITY
PLANNING COMMISSION MEETING



**STAFF REPORT
PLANNING COMMISSION**

ZC 18-08 & GPA 18-08 (Growth National Investment Group LLC)

TO: Planning Commission

FROM: Planning Department

MEETING DATE: December 18, 2018

SUBJECT: **Public Hearing** to consider recommending the adoption of Zone Change 18-08, (**ZC 18-08**) and approval of General Plan Amendment 18-08, (**GPA 18-08**) for a 2.85 acre parcel (APN 216-114-01) in California City. The property is located south of Ley Place, between the two sections of Von Braun Way, T32S, R37E, a portion of the W1/2 of the E1/2 of the SE1/4, of the NE1/4 of Section 16, M.D.B.M. The project qualifies for a categorical exemption per CEQA in order to Rezone the property from C-2 to M-1 and Amend the General Plan from Community Commercial District to Light Industrial to accommodate cannabis industries.

PLANNING COMMISSION ACTION:

Staff recommends that the Planning Commission recommend approval of the following to City Council:

1. **ORDINANCE** _____ *approving Zone Change 18-08 (Attachment 1)*
2. **RESOLUTION NO.** _____ *amending the General Plan Designation (Attachment 2)*

PUBLIC HEARING DATE IS:

Tuesday, December 18, 2018, at 6:00 p.m. – City Council Chambers

NOTICE IS FURTHER GIVEN that this project meets California Environmental Quality Act (CEQA), and the City's environmental procedures, and is determined to be exempt pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment.

APPLICANT: Growth National Investment Group LLC.

GENERAL LOCATION: APN 216-114-01, California City, California. study area was located south of Ley Place and between of Von Braun Way, T32S, R37E, a portion of the W1/2 of the E1/2 of the SE1/4, of the NE1/4 of Section 16, M.D.B.M.

Figure 1. ZC 18-08 & GPA 18-08 (Growth National LLC)

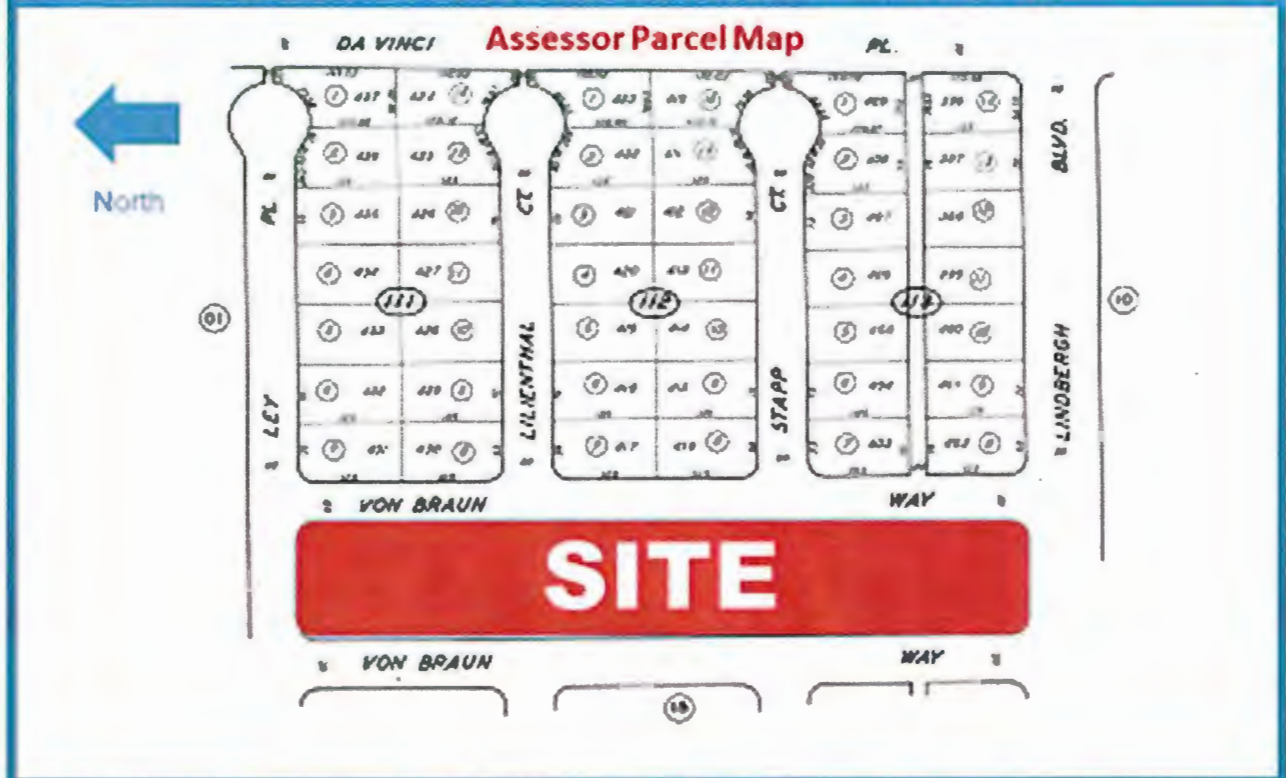


Figure 2. ZC 18-08 & GPA 18-08 (Growth National LLC)
Air Photo

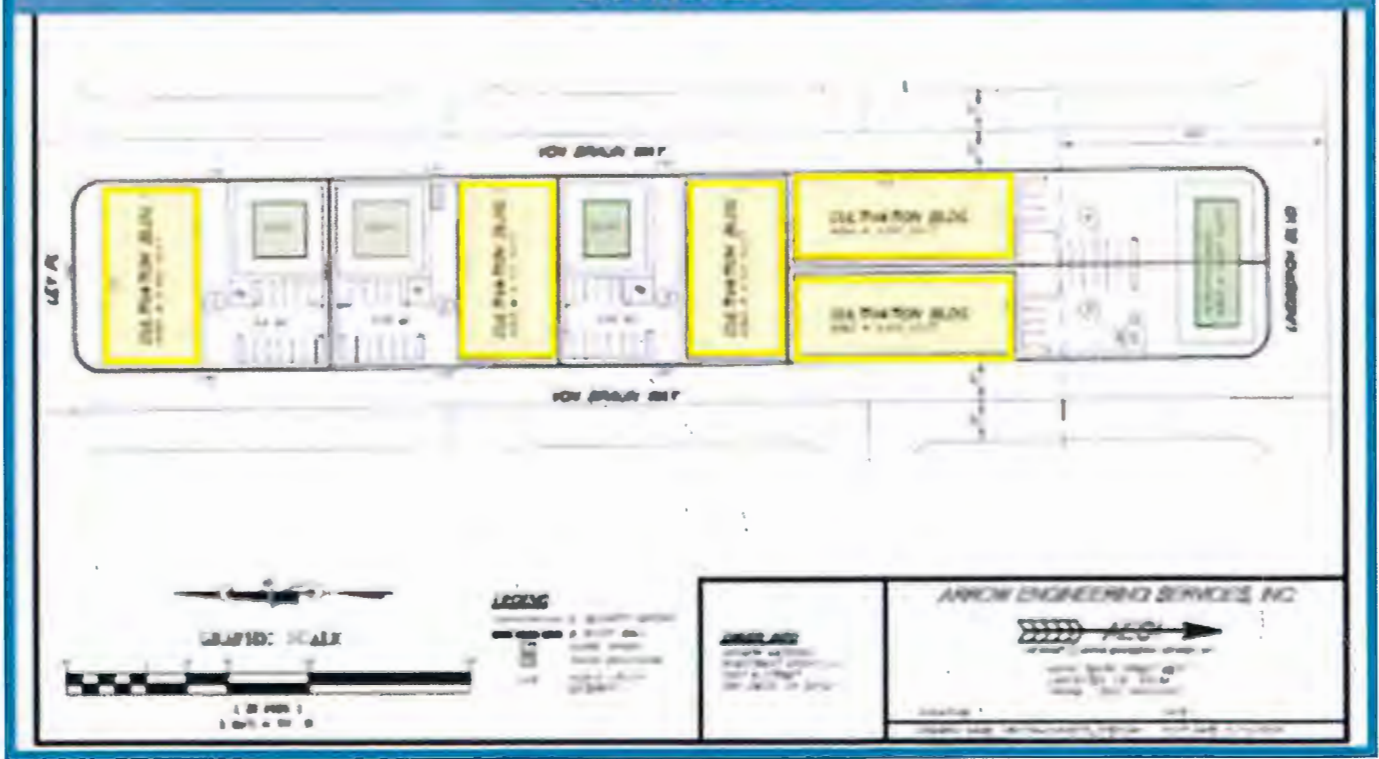


Figure 3. ZC 18-08 & GPA 18-08 (Growth National LLC)



Figure 4. Conceptual Site Plan (Growth National LLC)

APN: 216-114-01
2.85 ACRES



BACKGROUND:

The purpose of the zone change is for the development of commercial cannabis facilities. The current zone is C-2 and the proposed zoning (and accompanying the GPA) is M1 Light Industrial.

Growth National is proposing to divide the parcel into five nearly equal lots. Each lot will include a greenhouse cultivation building of approximately 8,000-9,900 square foot. A retention basin will be located on each lot with the exception of lots 4 and 5 which will be sharing a retention basin to manage storm water run-off and prevent any offsite flooding. For security purposes, the project will be surrounded by a 6 foot chain link fence or an 8 foot block wall as required by the City.

The staff is recommending that the Land Use Element of the General Plan for the project site be amended from *C-2 Community Commercial District* to *M-1 Light Industrial* to accommodate the applicant's zone change request. The C-2 Community Commercial District is limited regarding the extent of urbanization that may occur. While the purpose of the C-2 Community Commercial District is intended for commercial retail services serving a neighborhood area. This site is clearly within the urban interface area of California City.

To the West of the project site there are two approximately 9,000 square foot parcels that were recommended for a zone change from C-1 to M-1 by the Planning Commission on December 4, 2018 (ZC 18-09).

NOTICING:

Notice of public hearing before the Planning Commission of the City of California City for this project was advertised in the *Mojave Desert Newspaper* on December 6, 2018, specifically a Notice of Intent to approve this Zone Change and General Plan Amendment. Further, all property owners within 300 feet of the project site were notified about the hearing and the proposed zone change and general plan amendment at least 10 days prior to the public hearing in accordance with State law.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), a Categorical Exemption for Zone Change 18-08 and General Plan amendment 18-08 has been prepared. This proposal qualifies as a 15332, In-Fill Development Project. Class 32 consists of projects characterized as in-fill development because the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. Further this project adheres to the statutes of CEQA Title 14, Section 15332 In-fill development. Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

15332. In-Fill Development Projects:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Discussion: This section is intended to promote in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements.

RECOMMENDATION: That the Planning Commission approve Resolution # **PC 12-18-2018 ZC 18-08** and recommend adoption of the following to City Council:

City Council Documents:

1. ORDINANCE _____ approving Zone Change ZC 18-08 (Attachment 1)
2. RESOLUTION NO. _____ amending the General Plan Designation GPA 18-07 (Attachment 2)

RESOLUTION NO. PC 12-18-2018 ZC 18-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY IS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY ADOPT ZONE CHANGE ZC 18-08 AND GENERAL PLAN AMENDMENT GP- 18-08 TO CHANGE THE ZONING AND GENERAL PLAN DESIGNATION FOR 2.85 ACRE PARCEL FROM C-2 TO M-1. THE PROPERTY IS LOCATED SOUTH OF LEY PLACE AND BETWEEN OF VON BRAUN WAY ROAD, (APN 216-114-01)

THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY HEREBY RESOLVES AS FOLLOWS: WHEREAS, the City Council of the City of CALIFORNIA CITY adopted the 2015-2035 General Plan on June 21, 2016; WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it deemed to be in the public interest; WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of CALIFORNIA CITY; WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs; WHEREAS, an application was filed by Growth National Investment Group LLC, is requesting approval of the following:

1. **General Plan Amendment GP-18-08.** Change the land use designation from C-2 – Community Commercial District to M1 – Light Industrial.
2. **Rezone ZC 18-08.** A rezoning to change the zoning classification from C-2 – Community Commercial District to M1 – Light Industrial.

SECTION 1. FACTS:

The Planning Commission finds, determines and declares:

1. A duly-noticed public hearing has been conducted to consider the matter;
2. Resolution No PC 12-18-2018 ZC 18-08 will be forwarded to the City Council for their consideration;
3. This amendment will not result in any significant adverse environmental impacts;
4. This amendment will promote the welfare of the community;
5. This amendment is consistent with the general plan and the City's zoning ordinance.
6. A change in district boundaries shall not be made conditionally.

The Commission shall transmit its decision to the City Council.

SECTION 2. FINDINGS:

A. Finding: The cumulative effect of all the planning applications have been considered.

Facts in Support of Findings: The cumulative effects of Zone Change ZC18-08 and General Plan Amendment GPA 18-08 all been considered. The project qualifies for an exemption under CEQA exemption section 15332, Infill Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of California City does hereby recommend approval of Zone Change 18-08, **(ZC 18-08)** and General Plan Amendment 18-08, **(GPA 18-08)** for one approximately 2.85 parcel, **(APN 216-114-01)** in California City. The property is located south of south of Ley Place and between of Von Braun Way, T32S, R37E, a portion of the W1/2 of the E1/2 of the SE1/4, of the NE1/4 of Section 16, M.D.B.M.

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Planning Commission on the 18th day of December, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

James Creighton, Chairman

ATTEST:

Recording Secretary

Map Attachment for Res. PC 12-18-2018 ZC 18-08



ATTACHMENT 1

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY REZONING 2.85 ACRE PARCELS FROM C-2 TO M-1.

THE PROPERTY IS LOCATED SOUTH OF MENDIBURU ROAD AND BETWEEN OF NEURALIA ROAD, (APN 216-114-01)

GROWTH NATIONAL INVESTMENT GROUP LLC /Zone Change No. 18-08)

THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY DOES ORDAIN AS FOLLOWS:

1. Findings

The council finds, determines and declares:

- a. A duly-noticed public hearing has been conducted by the Planning Commission and by the City Council to consider the zone change set forth herein.
- b. This zone change will not result in any significant adverse environmental impacts.
- c. This zone change will promote the welfare of the community.

- d. The proposed General Development Plan and Rezone are consistent with and implement the policies of the City of California City's General Plan, including the Housing Element.
- e. The land uses, and their density and intensity, allowed in the proposed Development Plan and Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity.
- f. The City Council has considered the effect of the proposed Development Plan and Rezone on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
- g. The area is physically suited to the uses authorized in the proposed general development plan and zoning.
- h. The proposed Development Plan and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity.
- i. The Planning Commission approved the proposal by Resolution No. **PC 12-18-2018 ZC 18-08**
- j. The City Council properly noticed a public hearing for the _____ regular City Council meeting.

2. Property Description.

The property affected by this ordinance (herein "subject property") is one approximately 2.85 acre parcels, APN 216-114-01 in California City. The property is located south of south of Ley Place and between of Von Braun Way, T32S, R37E, a portion of the W1/2 of the E1/2 of the SE1/4, of the NE1/4 of Section 16, M.D.B.M. The project qualifies for a categorical exemption per CEQA in order to Rezone the property from C-2 to M-1 and Amend the General Plan from Community Commercial District to Light Industrial to accommodate cannabis industries.

3. Authority.

The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

4. Zoning Amendment.

This Zone Change No. 18-08 hereby rezones the subject property from (C-2) – Community Commercial District to (M-1) - Light Industrial, and the City's zoning map will be revised accordingly.

5. Categorical Exemption per CEQA Section 15332.

The Council finds that there is no reasonable basis to conclude that the future potential development of the subject property will cause a significant environmental effect.

6. Severability.

If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

7. Publication.

Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the newspaper of official record for the City. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the newspaper of official record for the City, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

This ordinance was introduced at the City Council meeting of _____ 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chuck McGuire, Mayor

APPROVED AS TO FORM:

Christian Bettenhausen,
City Attorney

ATTACHMENT 2

RESOLUTION NO _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY APPROVING A
RESOLUTION AMENDING THE GENERAL PLAN DESIGNATION FOR ONE APPROXIMATELY
ACRE PARCEL FROM C-2 TO M-1. THE PROPERTY IS LOCATED SOUTH OF MENDIBURU
ROAD AND BETWEEN OF NEURALIA ROAD, (APN 216-114-01)

The City Council of the City of California City does resolve as follows:

Section 1. The proposal is categorically exempt from CEQA and a Notice of Exemption has been prepared thereby no significant impact to the environment is expected.

Section 2. The City Council of the City of California City finds and determines that:

The property affected by this ordinance (herein "subject property") is one approximately 2.85 acre parcels, APN 216-114-01 in California City. The property is located south of south of Ley Place and between of Von Braun Way, T32S, R37E, a portion of the W1/2 of the E1/2 of the SE1/4, of the NE1/4 of Section 16, M.D.B.M. The project

qualifies for a categorical exemption per CEQA in order to Rezone the property from C-2 to M-1 and Amend the General Plan from Community Commercial District to Light Industrial to accommodate cannabis industries.

The City Council has considered the effect of the approval of this General Plan Amendment on the housing needs of the region and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

A. The proposed General Plan Amendment is consistent with the goals and policies of the adopted general plan, including the housing element.

B. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.

C. The circulation and land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the California City General Plan and applicable zoning and subdivision ordinances.

D. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity.

E. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the California City General Plan, including the Housing Element.

Section 3. The City Council approves the General Plan Amendment (GPA 18-08), as shown in MAP 1, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chuck McGuire, Mayor

ATTEST:

Denise Hilliker,

City Clerk

Page 2 of

Reso. No. _____



**STAFF REPORT
CITY INITIATED REZONING
DISCUSSION ITEM**

TO: Planning Commission

FROM: Public Works Director

MEETING: November 20, 2018

SUBJECT: Staff Presentation and Planning Commission discussion in response to direction from Planning Commission on 12/04/18 regarding the feasibility of the City initiating rezoning several parcels to M-1 where appropriate.

PLANNING COMMISSION ACTION:

Staff recommends that the Planning Commission consider the feasibility and efficiency associated with concurrently rezoning several parcels to M-1. If the Planning Commission supports directing the staff to initiate rezoning an entire project area, it would be helpful to prioritize certain geographic areas for implementation.

BACKGROUND:

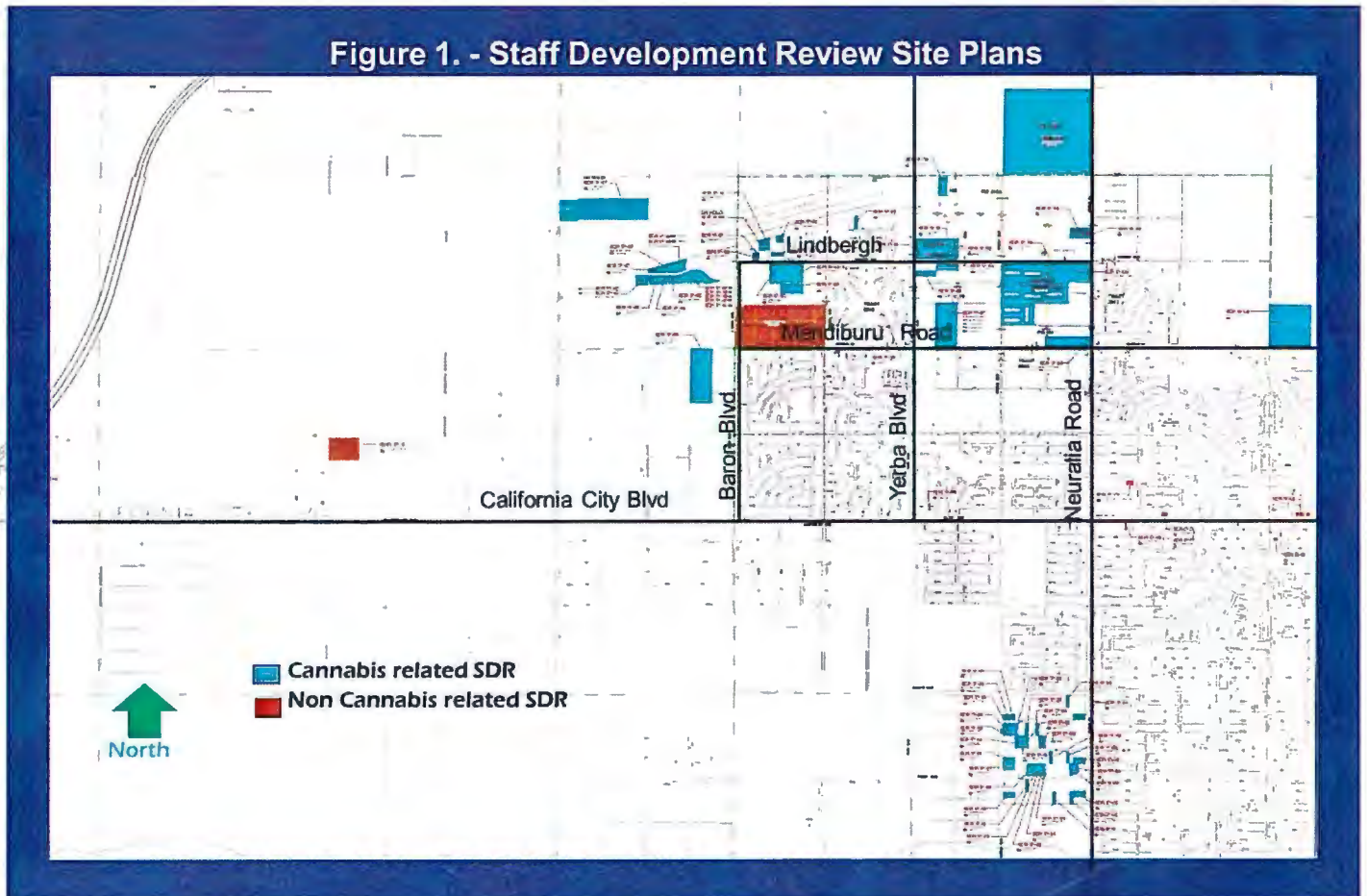
In response to the City of California City's endorsement of regulated cannabis activities within the M-1 and M-2 Zone Districts, during the past two years there has been an avalanche of development applications for businesses to engage in cultivation, manufacturing, testing, distribution, and/or dispensing of cannabis products.

Proposals for cannabis related businesses have been proposed and approved in several areas of the City (please note *Figure 1*). Many projects have required rezoning the land from O/RA or C-2 to M-1 or M-2. In some instances, cannabis site plans have been proposed in areas without adequate utilities including water, sewer, and/or electricity. Furthermore, some cannabis sites have been proposed at locations without adequate roadway development to accommodate the new business causing the proponents to be "surprised" when the City explains the off-site improvements necessary in order to safely construct a new commercial development.

Until the present, rezoning (and amending the General Plan) for land to a Manufacturing Zone District has been initiated entirely by individual property owners interested in pursuing a cannabis related business. This means that numerous environmental documents have to be prepared and properly circulated. Rezoning land is a very tedious and time consuming process because of State Laws governing municipal ordinance changes. Legal notices must be advertised in the newspaper, as well as mailed to property owners lying within 300' of the subject site under consideration for rezoning. Following the Planning Commission public hearing for rezoning, a recommendation must be sent to the City Council whereupon additional public hearing noticing must occur. If the City Council approves the rezoning, a second public hearing must take place.

In short, the process currently underway in California City to make land available for the cannabis industry has become inefficient and laborious when left to the City only reacting to projects generated by individual property owners. For example, on December 4, 2018 the Planning Commission considered two rezoning requests: one for two approximately 9,000 square foot properties and a second for four approximately one acre sites. While the City can and will continue to process rezoning applications requested by property owners, there is another more proactive course for the City to pursue.

Figure 1. - Staff Development Review Site Plans



Section 9-2.2701. of the California City Government Code sets out the procedure for Consideration of Amendment to the Zoning Ordinance. It is noteworthy to point out that the Code states that **a change in the boundaries of a zone may be initiated by the Commission, Council, or owner of property.**

Therefore, it is fitting and appropriate that City initiated rezoning amendments are within the City's purview. By rezoning several properties concurrently, the city may take a proactive position by creating greater economic opportunities on behalf expanding the cannabis industry. One environmental document rather than several environmental documents would be prepared in order to expedite rezoning several properties that logically should be urbanized rather than following a piecemeal process on one-by-one rezoning projects.

The most likely areas to be rezoned are the O/RA or the C-2 Districts. It is opinion of the staff that property owners within O/RA will embrace an opportunity to enhance the value of their property from a zone district that allows an extremely limited number of permitted uses to the wide spectrum of land uses allowed within the M-1 Zone District. As far as rezoning property from C-2, (community Commercial) to M-1 there appears to be no reason why this wouldn't be appreciated by the property owner. This is because all permitted uses allowed within the Commercial District are permitted within the M-1 District.

Following is the code section from the M-1 Zone District that applies:

ARTICLE 21. - M1 - LIGHT INDUSTRIAL DISTRICT

• Sec. 9-2.2100. - Purpose.

The M-1, light industrial, district is intended for urban areas designated for light industrial use in the General Plan.

• Sec. 9-2.2101. - Permitted Uses.

The following uses are permitted in the M1 zone:

(a) Uses permitted in commercial districts.

(b) Light manufacturing, assembly, maintenance, or repair, including:

Apparel

Audio arts

Electrical equipment including, but not limited to, radio and television receivers, phonographs, and home motion picture equipment

Electrical supplies including, but not limited to, coils, condensers, switches, and wire cable assembly, provided no noxious or offensive fumes or odors are produced

Small electric appliances, not including refrigerators, washing machines, dryers, dishwashers, and similar home appliances

Books

Breweries, distilleries, and wineries

Carpet and rug

Correctional facility appurtenances [furnishings]

Glass products

Feed and grain products

Kennels

Sheet metal products including, but not limited to, electric and neon signs, billboards, and commercial advertising structures

Ceramic products including, but not limited to, pottery, figurines and small glazed tile

Machining; die and pattern making; metal stamping; and extrusion of small products

Measuring, analyzing and controlling instruments; photographic, medical, and optical goods; watches and clocks, et al. [Standard Industrial Code ("SIC") 380]

Miscellaneous Manufacturing, Industries, et al. [SIC 390]

Modular structures

Tobacco Stemming and Re-drying [SIC 214]

Wood products

(c) Sales, services, and repair, including, but not limited to:

Automobile, truck, boat, aircraft or trailer

Radio and television broadcasting studios

Telecommunication centers

Visual arts

Film studio (motion picture production sound stages and back lot sets)

(d) Cargo containers incidental to the main use of the lot.

CITY INITIATED REZONING PROJECT ALTERNATIVES:

Numerous project areas come to mind for the City to consider if the City chooses to initiate rezoning. For the sake of discussion, the staff has selected two areas to consider: Alternative A – Airport Area, and Alternative B – Mendiburu Road Area.

Alternative A – Airport Area Rezoning Project:

This area includes several properties currently zoned C-2 (Community Commercial). They are vacant and would be permitted for all cannabis activities permitted per the M-1 Zone District. Utilities are available.

Figure 2. – Alternative A Rezoning Area



Alternative B – Mendiburu Road Rezoning Project:

This area includes vacant properties currently zoned O/RA southerly of Mendiburu Road between Isabella Boulevard and 77th Street. Two abutting properties, rezoning cases (ZC 18-05 and ZC 18-07) have been recently approved by the Planning Commission. Utilities are available.

